096.0	0004	0019.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	934,200 / 934,200
					USE VALUE:	934,200 / 934,200
					ASSESSED:	934,200 / 934,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		HODGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARTER PAUL F & LINDA B	
Owner 2:		
Owner 3:		
Street 1:	9 HODGE ROAD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,194 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1986, having primarily Clapboard Exterior and 2712 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7194.000	489,100		445,100	934,200
Total Card	0.165	489,100		445,100	934,200
Total Parcel	0.165	489,100		445,100	934,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 344.47 | /Parcel: 344.4

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 63086

GIS Ref

GIS Ref

Insp Date 10/30/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 096.0-0004-0019.A

!7883!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	489,100	0	7,194.	445,100	934,200	934,200	Year End Roll	12/18/2019
2019	101	FV	380,400	0	7,194.	445,100	825,500	825,500	Year End Roll	1/3/2019
2018	101	FV	380,400	0	7,194.	381,500	761,900	761,900	Year End Roll	12/20/2017
2017	101	FV	380,400	0	7,194.	356,100	736,500	736,500	Year End Roll	1/3/2017
2016	101	FV	380,400	0	7,194.	305,200	685,600	685,600	Year End	1/4/2016
2015	101	FV	376,800	0	7,194.	273,400	650,200	650,200	Year End Roll	12/11/2014
2014	101	FV	376,800	0	7,194.	253,100	629,900	629,900	Year End Roll	12/16/2013
2013	101	FV	376,800	0	7,194.	241,300	618,100	618,100		12/13/2012

PRINT

Date	Time
12/10/20	22:29:09

LAST REV

Date	Time
05/07/19	14:59:46

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7883

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	17291-232		8/1/1986		302,000	No	No		Y

USER DEFINED

Prior Id # 1:	63086
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/12/2005	821	Sun Room	15,000			G7	GR FY07	4 SEASON

ACTIVITY INFORMATION

Date	Result	By	Name
10/30/2018	Inspected	CC	Chris C
10/8/2018	MEAS&NOTICE	CC	Chris C
2/13/2009	Meas/Inspect	163	PATRIOT
12/11/1999	Inspected	264	PATRIOT
11/8/1999	Mailer Sent		
10/15/1999	Measured	256	PATRIOT
8/12/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7194		Sq. Ft.	Site		0	70.	0.88	4									445,074						445,100	

Total AC/HA: 0.16515 | Total SF/SM: 7194 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 445,074 | Spl Credit | Total: 445,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1986	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	12.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	12.1	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.08933043
Const Adj.:	1.00188005
Adj $ / SQ:	136.422
Other Features:	115351
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	556417
Depreciation:	67326
Depreciated Total:	489091

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8			BRs: 4				Baths: 1		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2006
Baths:	2003
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

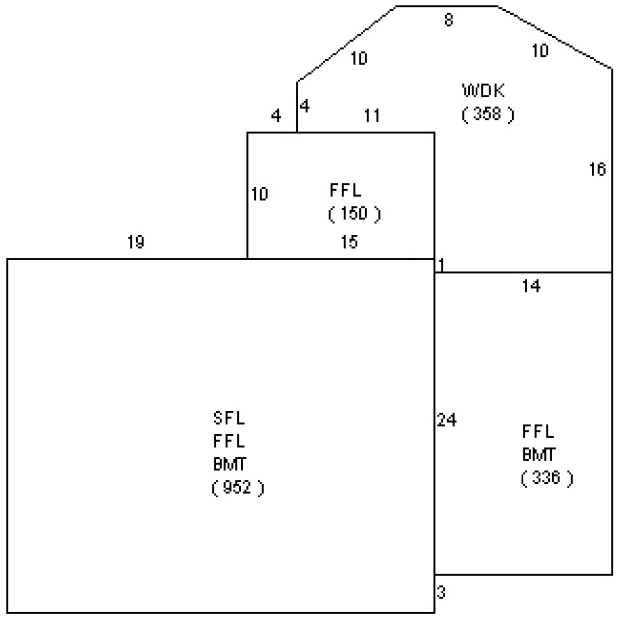
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	150.06
Special Features:	0	Val/Su Net:	121.18
Final Total:	489100	Val/Su SzAd	204.64

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,438	136.420	196,175
BMT	Basement	1,288	47.580	61,280
SFL	Second Floor	952	136.420	129,874
WDK	Deck	358	8.810	3,154
	Net Sketched Area:	4,036	Total:	390,483
Size Ad	2390	Gross Are	4036	FinArea 2712

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

096.0-0004-0019.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: